

# TODAY'S New Homes

A PIONEER PRESS PUBLICATION

VOL. 9/NO. 20

MAY 17-18, 2006



The Montgomery features a state-of-the-art fitness center, hospitality suite, a Japanese-inspired garden and terraced roof deck, car-washing service, dog-walking area and indoor bicycle storage.

## River North: Neighborhood is a center for luxury housing and commerce

Bustling River North is one of Chicago's hottest neighborhoods—an area filled with some of the city's best restaurants, exciting entertainment, and posh residential and commercial real estate developments—yet it still retains some of its eclectic charm as a river-front center for art galleries, boutiques and design studios.

"There's really no other neighborhood in the city quite like River North," said real estate broker Karen Strohl of Rubloff Residential Properties. "It's Chicago's other waterfront neighborhood. It's the only neighborhood in the city that is bordered on two sides by the Chicago River. The water creates restful, open space and a back-to-nature feeling."

Aside from its proximity to such natural elements, River North is bursting with residential development. An impressive group of developers are building new luxury condominium buildings and trendy adaptive-reuse lofts in the neighborhood, which already is fully supported by a bounty of shopping and dining choices.

Former warehouses have been converted to loft residences, and new townhome developments and mid-rise condominium buildings are attracting urban dwellers who love the proximity to the financial district, North Michigan Avenue shopping and many of the city's

best restaurants.

There is a wide range of housing options in River North, including:

■ **Huron Street Lofts.** The 100-unit, vintage 6-story timber-beam condominium conversion building is at 225 W. Huron Street in River North's "Gallery District." Condominiums at Huron Street Lofts range in price from \$237,000 to \$301,000, according to Morgan Group Inc. and The Lord Companies, LLC, the exclusive marketing agents.

Nearly 70 percent of the residences have been sold in only a few months. However, a nice selection of light-filled 1-bedroom corner residences with 945 square feet of space and exposed brick walls are available with dramatic southwest and north-west views.

The first wave of buyers include singles and young professionals who work in River North and the Loop, and empty-nester suburbanites seeking "in-town" residences, said Keith Lord, president and managing partner of the Lord Companies, and a development-team partner.

The building, which features warm exposed brick walls, floor-to-ceiling windows and soaring 11-foot to 13-foot high ceilings crowned with classic yellow-pine beams, was converted to rental apartments from a ware-

SEE RIVER NORTH ON PAGE 20

### RIVER NORTH FROM PAGE 14

house in 1986.

"Originally built in 1896, the 6-story Huron Street Lofts building is a vanishing species—River North's last great timber-beam loft condominium conversion," said developer John M. Mullen, principal of Huron Street Associates, LLC.

Huron Street Lofts offers 20 unique 1-bedroom floor plans. "These are rare, So-Ho New York-style timber-beam loft residences designed with an abundance of open space, wide galleries and large bedrooms," Mullen said.

Huron Street Lofts features breathtaking downtown views from Huron Street Lofts' roof deck, warm exposed brick walls, floor-to-ceiling windows and soaring 11-foot to 13-foot high ceilings crowned with classic yellow-pine beams.

An on-site sales center is now open at 225 W. Huron. Sales center hours are from 2 p.m. to 7 p.m. Monday, Tuesday and Wednesday and from noon to 5 p.m. on Saturday and Sunday, or by appointment. Call (312) 895-5638 for information, or visit [www.HuronStreetLofts.com](http://www.HuronStreetLofts.com)

■ **Grand on Grand.** Sutherland Pearsall Development Corp. has dedicated the top six floors of this 28-story condominium to penthouse suites. The modern glass, steel and concrete 104-unit high-rise is now nearing completion at 200 W. Grand, at the corner of Grand Avenue and Wells Street.

"Prospective buyers who hurry have an opportunity to choose from among three luxury penthouses available for purchase at The Grand on Grand," said development partner Mark Sutherland.

"All of these penthouses showcase quality designer finishes, including high-end European cabinetry, upgraded top-of-the-line stainless-steel kitchen appliances, granite countertops, hardwood flooring and marble master baths," said Ron Ruby, sales director with First Chicago Realty, the exclusive marketing agent for Grand on Grand.

All Grand on Grand residences that overlook the skyline to the north feature perpetual panoramic views. "We purchased the air rights to the neighboring building at 209 W. Ohio to insure great city views," said Jerry Houlihan, director of marketing for Sutherland Pearsall.

The building's luxuries include a landscaped outdoor plaza, fully equipped fitness center, dog run and doorman.

For more information on Grand on Grand, please call Ron Ruby at (312) 320-8807.

■ **30 W. Erie.** Now under construction, this luxury 13-story, mid-rise features only two luxury condominiums per floor.

"With only two homes per floor, luxury condominium buyers at our posh but private 20-unit mid rise will reside in their own world just steps west of Michigan Avenue," said co-developer Peter Birmingham,



Kitchens at Grand on Grand feature European cabinetry and upgraded stainless-steel appliances.

partner in Schillaci Birmingham Development Inc.

The first residential occupancies are scheduled to take place in February and March of 2007. Base prices range from \$1.075 million to \$1.575 million. The building is already more than one-third sold, according to Jody C. Williams, vice president of marketing for Jameson Realty Group, the exclusive sales and marketing agent.

For more information, or an appointment to view the available residences at 30 West Erie, please call Jameson Realty Group at (312) 751-0300 or visit [www.30WestErie.com](http://www.30WestErie.com)

■ **The Montgomery.** Buyers looking for a luxury penthouse or condominium with a prime River North address need to act fast—only four residences remain for sale at The Montgomery, a stunning, 244-unit condominium conversion tower at 500 W. Superior St. in the River North neighborhood.

Priced from \$983,900 to \$2.2 million, the remaining residences feature posh, mansion-like amenities and finishes set in one of Chicago's hottest neighborhoods.

"Some of our best residences, with amazing views and amenities, are available," said Jennifer Arons, senior vice president of Centrum Properties, the developer. "We're offering a luxury lifestyle at The Montgomery."

Nearly sold out, the sleek 28-story glass and white travertine marble high-rise—the former corporate headquarters of Montgomery Wards—was originally designed by famed architect Minoru Yamasaki and built in 1972.

One of the available penthouse condominiums is Skyview Unit 05, a spacious 3-bedroom, 3-1/2-bath plan with 3,745 square feet of living space. "We only have one of these plans available, on the 23rd and 24th floors," Arons said.

Remaining residences offer 2 or 3 bedrooms, 2 to 3-1/2 baths, floor-to-ceiling windows, great outdoor space and up to 3,700 square feet of living space.

Call (312) 944-7200 or visit [www.TheMontgomery.com](http://www.TheMontgomery.com) for more details.